



# FOR SALE

## INDUSTRIAL AG BUILDING ON (EFU) ZONED GROUND

33274 HWY 99E  
TANGENT, OR 97389

**PRICE: \$599,000.00**



### SUMMARY:

- +/-10,800 SF steel constructed Industrial building
- +/- 3.91 acre of Exclusive Farm Use (EFU) zoned ground
- Designated ADA parking area
- Numerous grade level doors; heavy 480V/3 phase power
- +/- 20' clear height; T-8 lighting in warehouse
- Partial fenced yard area; plenty of vacant ground for additional buildings
- Possible purchase of portable office separately
- Possible purchase of seed cleaning equipment separately



FOR MORE INFORMATION CONTACT:

**Jim O'Bryant | Principal Broker**

**NW | Commercial Services, LLC.**

503-991-2271 Cell | 503-586-2000 Office

[Jim@nwcommercialservices.com](mailto:Jim@nwcommercialservices.com)

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## AERIAL MAP



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503-586-2000 Office | 503-991-2271 Cell

- County: Linn, OR
- Tax Account: 226213
- Tax Lot: #1200
- Property Tax 2017: \$6,684.61
- Year built: 2013
- Services: Buyer to verify

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